



CITY OF HAYWARD

AGENDA REPORT

AGENDA DATE 02/08/00

AGENDA ITEM 5

WORK SESSION ITEM _____

TO: Mayor and City Council

FROM: Director of Community and Economic Development

SUBJECT: Final Tract Map 7124 - Summerhill Homes (Subdivider) - Approve the Final Map and Authorize the City Manager to Execute a Subdivision Agreement and Accept, Upon Completion of Improvements, Certain Streets into the City Street System

RECOMMENDATION:

It is recommended that the City Council:

1. Find the final map in substantial conformance with the tentative map and the conditions of approval thereof;
2. Authorize the City Manager to execute the subdivision agreement covering the installation of the required improvements; and
3. Accept various streets into the City street system upon certification by the Director of Public Works that the required street improvements have been completed.

DISCUSSION:

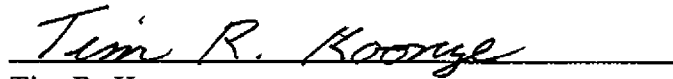
On December 8, 1998, the City Council approved a General Plan amendment, zone change and Vesting Tentative Map Tracts 7037 and 7069 for development of 83 single-family homes at Huntwood and Olympic Avenues, adjacent to a future 4.3-acre park site owned by the Hayward Area Recreation and Park District (HARD).

The developer negotiated the purchase of 1.0± acre of the park site to develop 7 new parcels. As part of the park land negotiation the developer agreed to construct park improvements on the remaining 3+ acres rather than pay park dedication in-lieu fees for the 7 new homes and the 83 homes on the adjacent development. The park improvements shall be installed prior to occupancy of any unit within Tract 7124 and prior to the City Engineer attesting to the completion of tract improvements.

On July 13, 1999, City Council approved Vesting Tentative Map Tract 7124 allowing the developer/applicant to extend Mediterranean Avenue, add the 7 lots and reconfigure 10 lots within the adjacent previously approved subdivision.

The final tract map was reviewed by the City Engineer and was found to be in substantial compliance with the tentative map and in conformance with the Subdivision Map Act and provisions of local ordinances. The developer has submitted the subdivision improvement plans and has posted a security for faithful performance of the improvements in the amount of approximately \$112,413.00 and an equal amount for labor and materials.

Prepared by:



Tim R. Koonze

Development Services Specialist

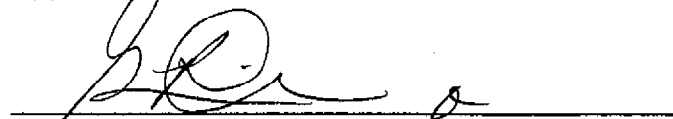
Recommended by:



Sylvia Ehrental

Director of Community and Economic Development

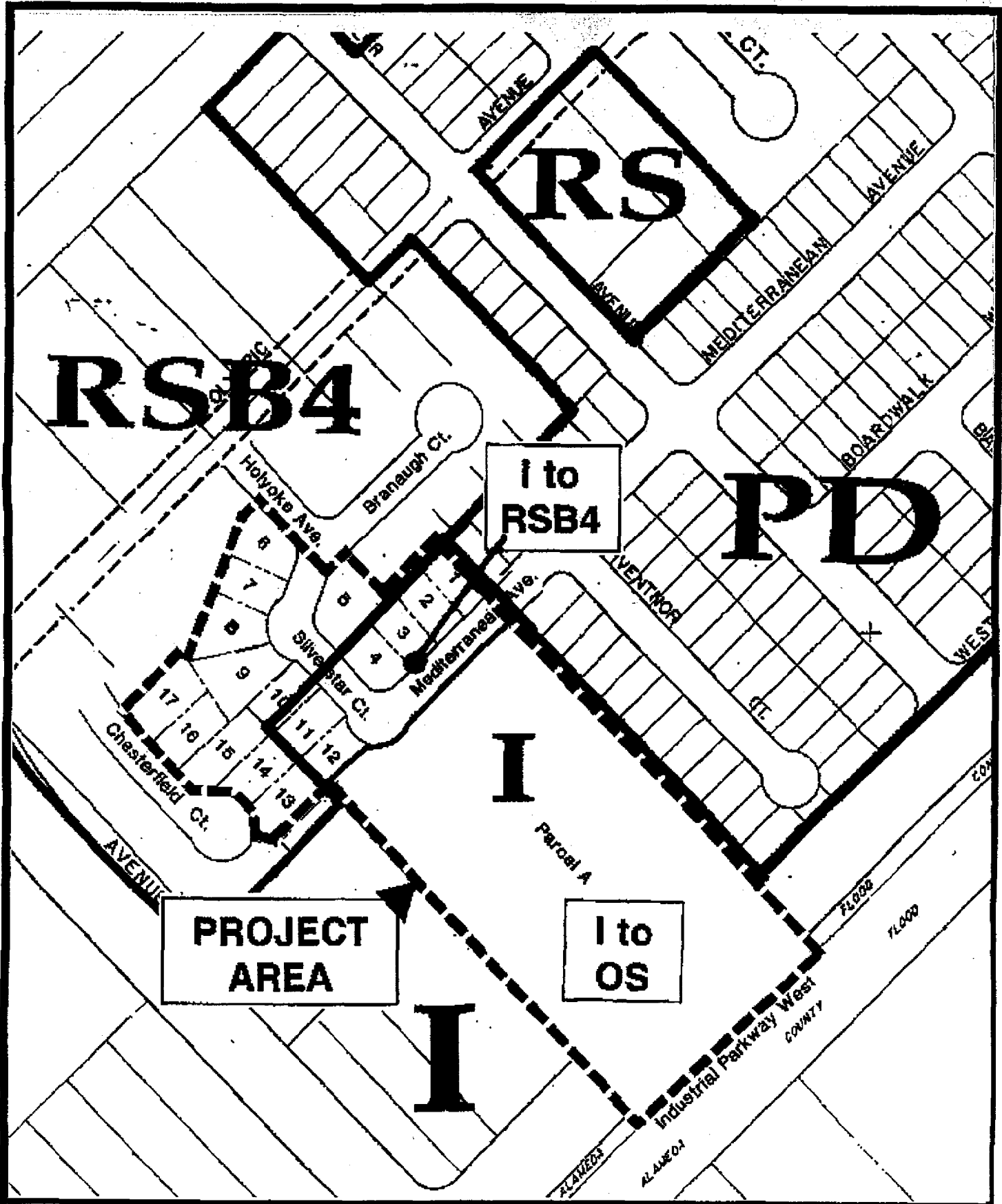
Approved by:



Jesus Armas, City Manager

Attachments:

Area Map



**AREA MAP
TRACT 7124**

Summerhill Homes (Applicant/Owner)

DRAFT

HAYWARD CITY COUNCIL

RESOLUTION NO. _____

Introduced by Council Member _____

**RESOLUTION APPROVING FINAL MAP FOR TRACT 7124,
AUTHORIZING THE CITY MANAGER TO EXECUTE A
SUBDIVISION AGREEMENT, AND ACCEPTING CERTAIN
STREETS INTO THE CITY STREET SYSTEM**

WHEREAS, there has been presented to the City Council of the City of Hayward a final map for Tract 7124 located at Huntwood and Olympic Avenues adjacent to a future 3.0+acre park site owned by the Hayward Area Recreation and Park District; and

WHEREAS, the Director of Community and Economic Development and Director of Public Works recommend approval of the final map.

NOW, THEREFORE, BE IT RESOLVED that the City Council of the City of Hayward does hereby find that the final map for Tract 7124 is in substantial conformance with the tentative map and does hereby approve the final map, subject to the condition that the subdivider enter into an agreement for the construction of improvements and other obligations required as a condition of approval of the tentative map for the tract and that approval shall not be effective until and unless such agreement is entered into.

BE IT FURTHER RESOLVED that the City Manager is hereby authorized for and on behalf of the City of Hayward to execute a subdivision agreement in a form approved by the City Attorney, and to execute any and all documents necessary to complete the transfer of those portions of Tract 7124 property which will be dedicated to or acquired by the City.

BE IT FURTHER RESOLVED that the City Council shall hereby accept certain streets into the street system of the City of Hayward upon certification by the Director of Public Works of satisfactory completion of the street improvements in substantial conformance with the approved plans.

IN COUNCIL, HAYWARD, CALIFORNIA _____, 2000

ADOPTED BY THE FOLLOWING VOTE:

AYES:

NOES:

ABSTAIN:

ABSENT:

ATTEST: _____
City Clerk of the City of Hayward

APPROVED AS TO FORM:

City Attorney of the City of Hayward